

Charco Ranch

490+/- acre ranch | Beeville, TX



Overview

Charco Ranch is an exquisite turn-key property sprawling across 490+/- acres of some of the most desirable land money can buy in South Texas, known particularly for outstanding whitetail and bird hunting. No expense or detail was spared on the property's vast improvements, including numerous living quarters, top of the line equestrian improvements, senderos, horse trails, and more.

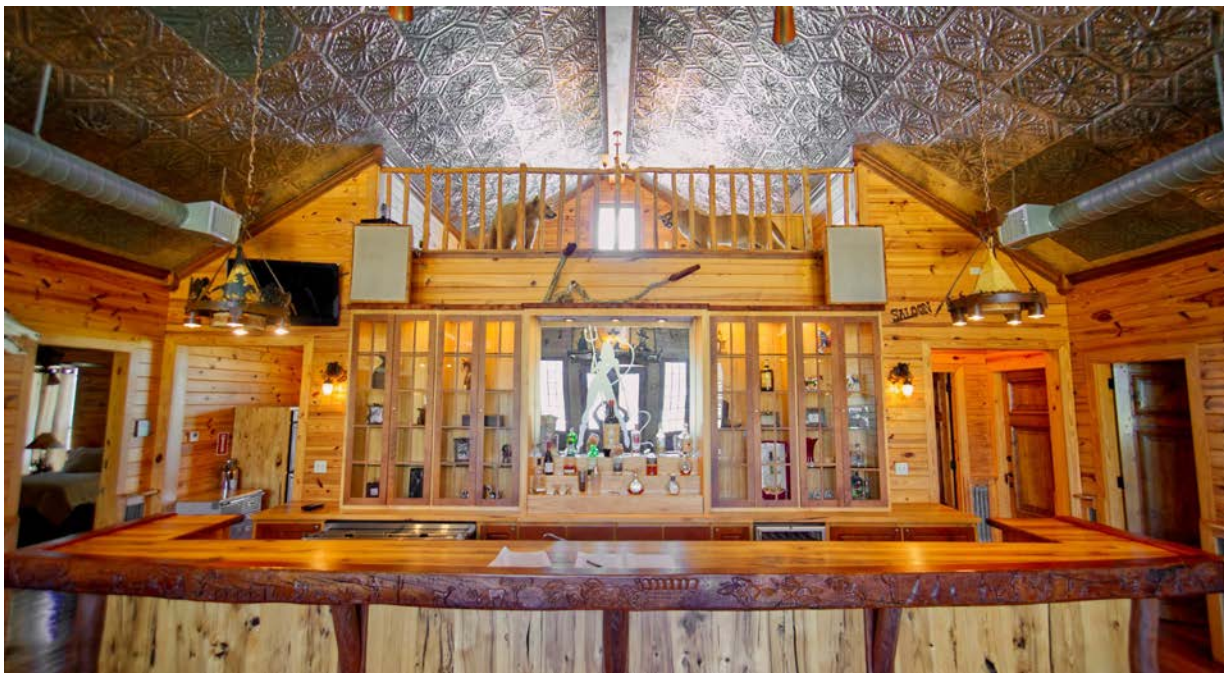
- Fully furnished living quarters to including Saloon, Casitas, and School House
- Top of the line horse amenities
- Kitchen/Cook House
- Pickleball court and equipment barn
- Game cleaning shed with walk in cooler
- 5 water wells
- 4 acre lake and 2 other ponds
- Freshly cleared senderos
- Great road system
- Phenomenal hunting
- Great fencing (high fenced on south boundary)
- Dog Kennels
- Ag exempt
- Minutes from Beeville (multiple restaurants, HEB, Walmart, and more.)

Saloon

The showpiece of Charco Ranch is the Saloon. The attention to detail and craftsmanship of this rustic Saloon is not to be taken for granted.

The fully furnished Saloon features 2 oversized bedrooms, 3 full bathrooms, commercial kitchen, full saloon-style bar, pool room, living room, and a wrap around porch with viewing deck to watch the sunrise.





Casitas

The casita house features 5 individual suite-style rooms, all fully furnished. Each suite has its own mini split air conditioner unit and bathroom.

The Casitas also have a wrap around porch, perfect for entertaining guests.



School House

The School house features a studio-style floor plan equipped with a custom bed, dining and bar area, full bathroom, and wrap-around porch.



Horse Amenities

The covered riding arena consists of a 250' by 150' space and with a concert-style stage and sound system that would be great for concerts or private events. There are also 12 horse trailer/RV hook ups.

The Horse Barn/Stable features 12 top of the line horse stalls, air-conditioned tack room with bathroom, and a hay loft.

Finally, there is a covered round pen with stadium style seating.

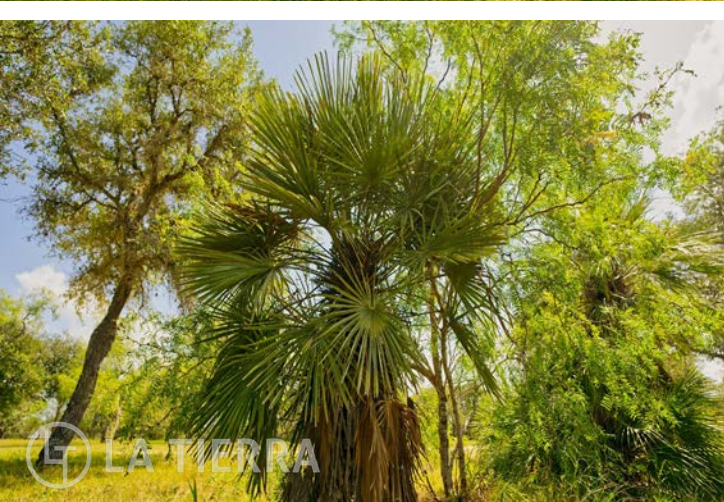














Charco Rd

Dickerson Rd

Game Cleaning
Shed

Pickleball &
Equipment Shed

Saloon

School House

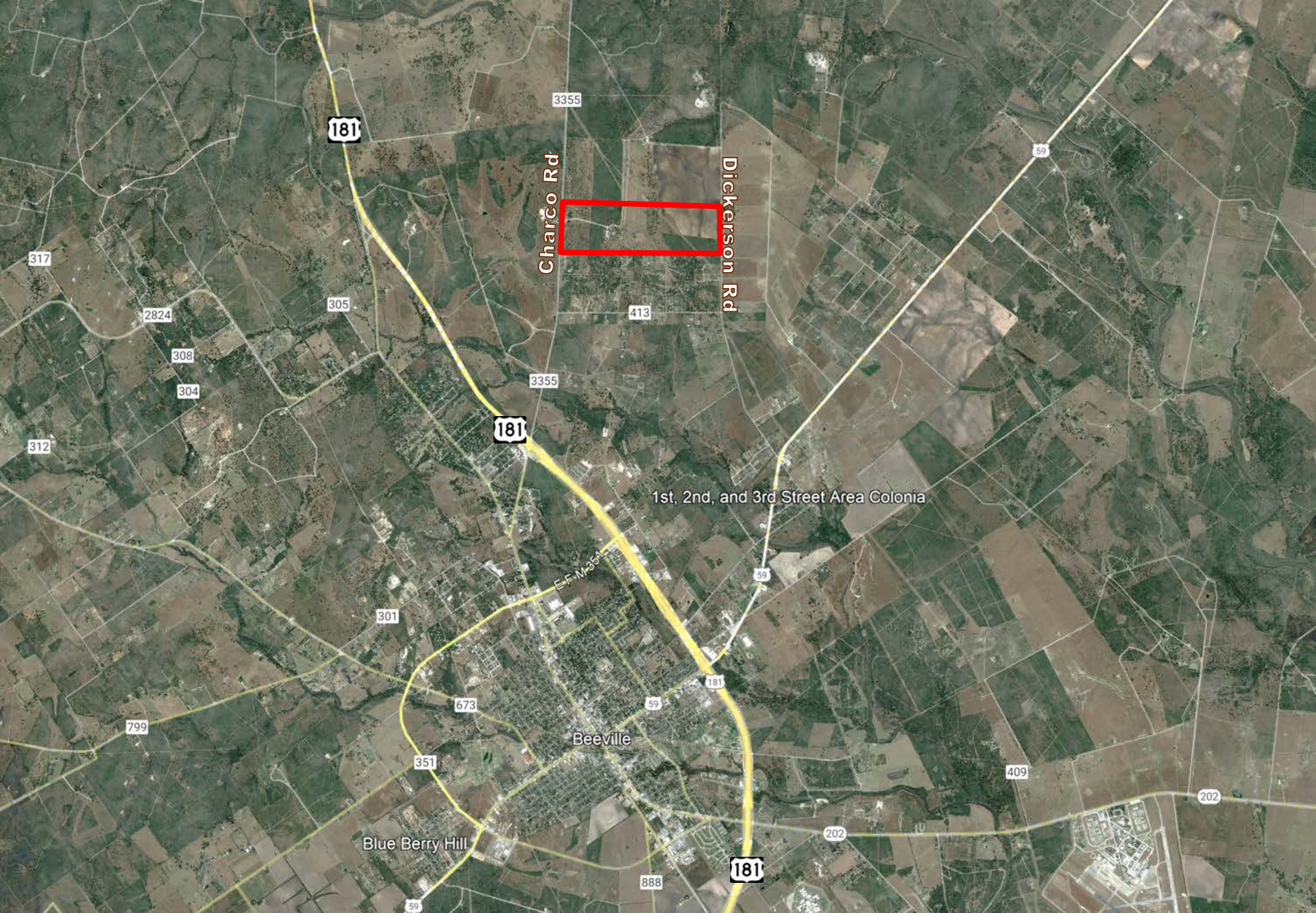
Round Pen

Casitas

Horse
Barn/Stables

Covered
Riding Arena

----- Senderos
- . . . Gas Pipeline
- - - - Oil Pipeline





Contact

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Links: [Website](#) | [Lands Listing](#) | [Landid Map](#) | [Video](#)

Shown by appointment only with La Tierra Realty, LLC. Buyers broker must be identified on the first contact and must accompany buyer prospect on all showings to be allowed full participation. If this condition is not met, fee participation will be at the sole discretion of La Tierra Realty LLC, Broker.



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Regulated by the Texas Real Estate Commission

TXR-2501

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IABS 1-0 Date

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